

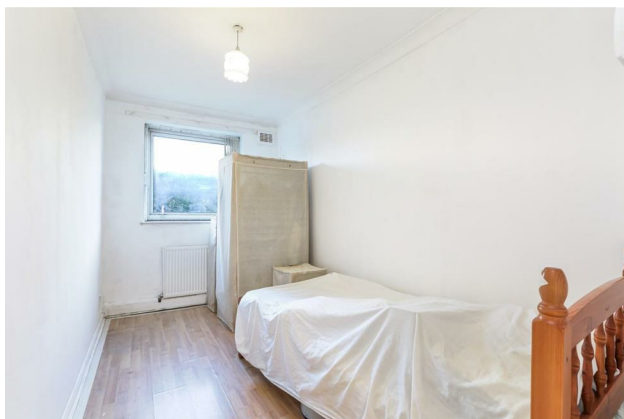
# HUNTERS®

HERE TO GET *you* THERE

**Flat A St James Court 2 Elsinore Road, London, SE23 2SJ**

**Guide Price £325,000**

**Property Images**



# HUNTERS<sup>®</sup>

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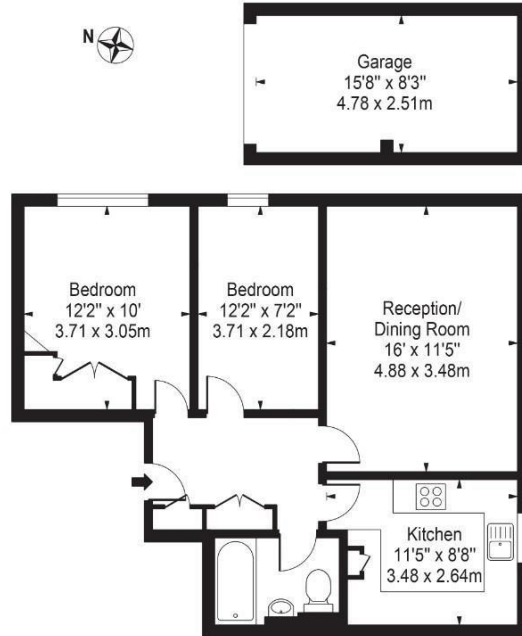
## Property Images



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St. James Court,  
Elsinore Road, SE23 2SJ  
Approx. Gross Internal Area 629 Sq Ft - 58.44 Sq M  
(Excluding Garage)  
Approx. Gross Internal Area Of Garage 129 Sq Ft - 12.00 Sq M



Ground Floor

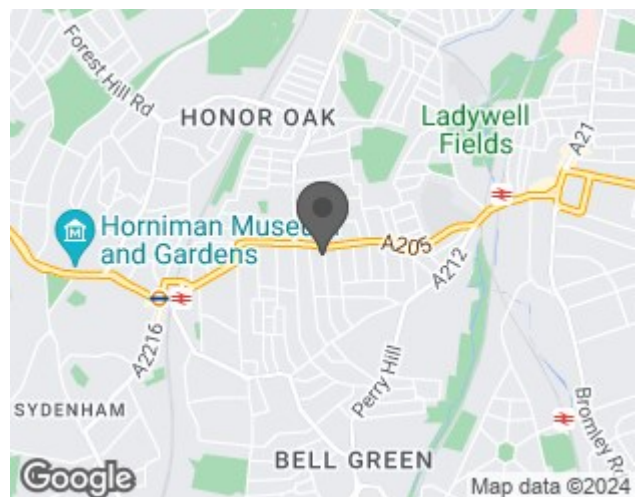
For Illustration Purposes Only - Not To Scale - Floor Plan by interDesign Photography  
www.interdesignphotography.com

This floor plan should be used as general outline for guidance only.  
All measurements are approximate and for illustration purposes only as defined by the RICS Code of Measuring Practice ©2016.

## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## Map



## Details

Type: Flat - Purpose Built Beds: 2 Bathrooms: 1 Receptions: 1 Tenure: Leasehold



## Summary

Guide price £325,000 to £350,000. 2 bedroom purpose built flat with GARAGE, over 620 sq ft of space, TWO double bedrooms, great location for transport, great location for recreation, ideal first time buy or investment with rental yield circa 6%. Share of freehold

## Features

- GARAGE • Over 620 sq ft of space excluding garage • TWO double bedrooms • Great first time buy or investment purchase • Great location for transport • Great location for recreation • Great location for shops and other conveniences • Rental yield circa 6% • Guide price £325,000 to £350,000 • SHARE OF FREEHOLD

Council tax: C (£1,811 p/yr)

Tenure: Leasehold 943 remaining Share of freehold

EPC rated: TBC

PLEASE VIEW OUR FULL HD VIDEO WALK THROUGH – LIKE AND SUBSCRIBE TO OUR CHANNEL FOR FOREST HILL PROPERTY MARKET UPDATES

VIEW OUR INTERACTIVE VIRTUAL REALITY TOUR – SHARE A LINK WITH YOUR FRIENDS AND FAMILY TO ENJOY THE VIRTUAL TOUR WITH THEM ON SCREEN TOO

The images, floor plan, and HD VIDEO WALK THROUGH do a fantastic job of showing you what's on offer.

## THE PROPERTY

Welcome to Elsinore Road, a charming property located in the heart of London. This delightful flat boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there is ample space for a small family or for those who enjoy having a guest room or home office.

The property features a well-maintained bathroom, ensuring convenience and comfort for the residents. Situated in a purpose-built building, this flat offers a modern and efficient layout that caters to a comfortable lifestyle.

One of the standout features of this property is the GARAGE space available. In a bustling city like London, having dedicated parking is a luxury that cannot be overlooked.

Overall, Elsinore Road presents a fantastic opportunity for those seeking a conveniently located, well-designed flat in London. Don't miss the chance to make this property your new home.

Forest Hill (Overground/National Rail), Catford Station (National Rail), and Catford Bridge (National Rail) are located approximately 0.5 miles from the property and offer transport to Central London stations:

London Bridge in approximately 11 minutes

Shoreditch High Street in approximately 23 minutes

Charing Cross in approximately 22 minutes

St Pancras in approximately 32 minutes

Canary Wharf in approximately 32 minutes

Blackfriars in approximately 22 minutes

Bus routes are available minutes from the flat. For late-night travelers, night bus N171 runs from Tottenham Court Road through Waterloo, Peckham, Elephant & Castle and stops at a bus stop minutes away from the flat.

Nearby local high streets include Honor Oak, Forest Hill, Brockley, and Catford, where you will find amenities such as Sainsbury's and Tesco, your choice of boutique cafés, restaurants, trendy gastro pubs, and cocktail bars, as well as leisure centers (including Forest Hill pools), libraries and Catford Mews cinema.

If you ever fancied a greater selection of shops, eateries, social activity, and nightlife, there are swift bus connections to trendy Peckham, East Dulwich, and New Cross. There are also travel connections to the adjoining towns of Lewisham and Bromley both of which have shopping centres and high streets with many well-known brand names shops and restaurants.

Locally, there are numerous points of interest, including:

The Horniman Museum and Gardens with regular events such as a farmer's market, live music, and seasonal festivals.

You can read more about the Horniman museum and gardens here:

<https://www.horniman.ac.uk>

Blythe Hill Fields is also located in the local area and offers recreational facilities such as 'the trim trail', which is an exercise trail. It also hosts local events where the residents of SE23 and SE6 get to know each other better and enjoy the community spirit. You may look up details about Blythe Hill Fields on their website:

<https://www.blythehillfields.org.uk/>

Located a short walk from the property is Ladywell fields, offering basketball courts, tennis courts, an athletics track, and open green space. More details on local amenities in Ladywell Fields can be found here:

<https://lewisham.gov.uk/inmyarea/openspaces/parks/ladywell-fields>

Some of the eateries nearby include the award-winning Babur Indian restaurant, the popular Mama Dough (Sour Dough) pizza restaurant, and Le Querce - run by a Sardinian family serving traditional dishes.

The Honor Oak pub is a popular gastropub with a beer garden at the back.

Additional conveniences include the NHS doctors' surgery on the corner of St German's Road, with a handy chemist located next door and a nearby post office.

The area is also home to some well-regarded schools:

Kilmorie school is OFSTED rated "Outstanding" and one of the attractions of this area.

Rathfern school which is OFSTED-rated "Outstanding" and independent St Dunstons College (3 - 18 years of age) are another two out of several very well-regarded OFSTED-rated schools locally.

Please contact Hunters to arrange your viewing.

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